Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

101 Main Road Hepburn Springs VIC 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,800,000	or range between	&	
an aclo prico				

Median sale price

(*Delete house or unit as applicable)

Median Price	\$569,999 Propert		erty type	House		Suburb	Hepburn Springs
Period-from	01 Sep 2019	to	31 Aug 2	2020	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
32 Hill Street Daylesford VIC 3460	\$1,750,000	25-Apr-20	
10 Leggatt Street Daylesford VIC 3460	\$1,800,000	14-Feb-19	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 September 2020



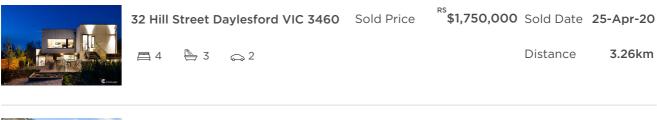
consumer.vic.gov.au



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10 Leggatt Street Daylesford VIC 3460		Sold Price	\$1,800,000	Sold Date	14-Feb-19	
	6 🚔	G 4			Distance	4.02km

RS = Recent sale **UN** = Undisclosed Sale

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